

BROOKLYN SUBDIVISION

3.23 ACRES RESIDENTIAL

PART OF THE NW1/4 OF SE1/4 SEC 14 T42N - R12W COLE COUNTY, MO

THIS PROPERTY HAS BEEN DETERMINED NOT TO BE IN THE FLOOD HAZARD AREA PER FIRM PANEL #29051C0250D.

SETBACK LINES: BUILDING SETBACK LINES SHALL BE 25' FROM THE EASEMENT LINE OF WILD CHERRY LANE ON THE FRONT AND 10' FROM THE LOT LINES ON THE BACK AND SIDES.

DESCRIPTION - BROOKLYN SUBDIVISION
A tract of land in part of the northwest quarter of the southeast quarter of Section 14, Township 42 North - Range 12 West of the 5th P.M., Cole County, Missouri is more particularly described as follows:

Commencing at the northeast corner of the northwest quarter of the southeast quarter of section 14; thence along the quarter, quarter section line, S1°19'35"W, 591.36' per deed of record, book 563 page 913, to an existing iron rod and property corner; thence leaving said quarter, quarter line along the property line, N87°42'39"W, 509.10' to an iron rod and Point of Beginning of Lot 1, Brooklyn Subdivision; thence along said lot line, S47°17'42"W, 446.56' to an iron rod; thence S70°49'16"W, 143.22' to an iron rod; thence N44°53'05"W, 251.29' to an iron rod (a reference monument to the corner of said Lot 1); thence continue N44°53'05"W, 15.34' to the corner of said Lot 1 in the center of Wild Cherry Lane; thence along the center of said lane, N34°42'07"E, 12.06' to a point; thence N28°52'31"E, 80.31' to a point; thence N27°55'12"E, 116.35' to the corner of said Lot 1; thence leaving the center of said lane, S87°42'39"E, 20.06' to an iron rod (a reference monument to the corner of said Lot 1); thence continue S87°42'39"E, 531.84' back to the Point of Beginning.

Lot 1 contains 3.23 acres and is subject to an easement for ingress and egress recorded at book 579 page 482 and all other easements and restrictions of record. Together with existing rights for ingress and egress over the presently existing roadway leading from the property to Missouri Route 1.

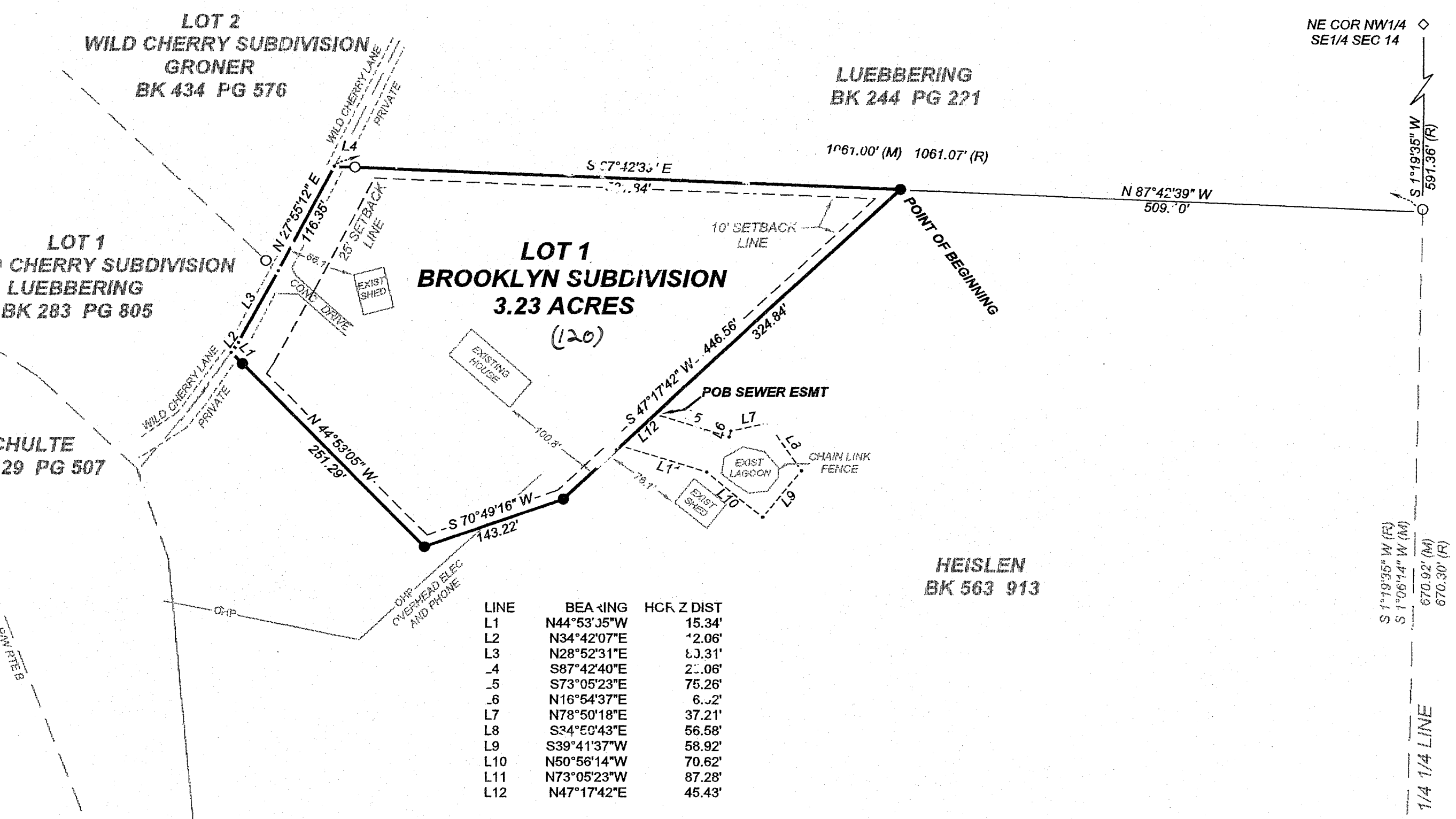
ALSO: Together with a sewer easement on the following described tract of land in Section 14, Township 42 North - Range 12 West of the 5th P.M., Cole County, Missouri;
Commencing at the northeast corner of the northwest quarter of the southeast quarter of section 14; thence along the quarter, quarter section line S1°19'35"W, 591.36' per deed of record, book 563 page 913, to an existing iron rod and property corner; thence leaving said quarter, quarter line, along the property line, N87°42'39"W, 509.10' to an iron rod, the northeast corner of Lot 1, Brooklyn Subdivision; thence along said lot line, S47°17'42"W, 324.84' to the Point of Beginning of said sewer easement; thence S73°05'23"E, 75.26'; thence N16°54'37"E, 6.02'; thence N78°50'18"E, 37.2'; thence S34°50'43"E, 56.58'; thence S39°41'37"W, 58.92'; thence N50°56'14"W, 70.62'; thence N73°05'23"W, 87.28' to the southeasterly line of Lot 1; thence N47°17'42"E, 45.43' back to the Point of Beginning.

PARENT TRACT RECORD TITLE: BOOK 563 PAGE 913
CLASS OF PROPERTY: RURAL SUBURBAN
BASIS OF BEARINGS: PARENT TRACT RECORD TITLE

THE RULES FOR LAND SUBDIVISION OF COLE COUNTY DO NOT REQUIRE THE STREETS OR ROADS IN THIS SUBDIVISION TO BE PAVED AND THE DEVELOPER HAS ELECTED NOT TO PAVE SAID STREETS OR ROADS. THE COUNTY OF COLE WILL NOT PAVE SAID STREETS OR ROADS AT PUBLIC EXPENSE.

WE THE UNDERSIGNED OF THE COLE COUNTY PLANNING COMMISSION DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE 8 DAY OF February, 2011.

[Signature]
DUANE AMOS - CHAIRMAN
[Signature]
LARRY J. BENZ P.E. DIRECTOR



LINE	BEARING	HOR. Z. DIST
L1	N44°53'35"W	15.34'
L2	N34°42'07"E	12.06'
L3	N28°52'31"E	80.31'
L4	S87°42'40"E	20.06'
L5	S73°05'23"E	75.26'
L6	N16°54'37"E	6.02'
L7	N78°50'18"E	37.21'
L8	S34°50'43"E	56.58'
L9	S39°41'37"W	58.92'
L10	N50°56'14"W	70.62'
L11	N73°05'23"W	87.28'
L12	N47°17'42"E	45.43'

UTILITIES
ELECTRIC: THREE RIVERS ELEC.
PHONE: CENTURY TEL
WATER: SELF PROVIDED
SEWER: SELF PROVIDED

OWNERS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND AS DESCRIBED IN THE FOREGOING PROPERTY DESCRIPTION, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND ON THIS PLAT THE LOT NUMBER AND THE SIZE THEREOF HAVE FULLY AND TRULY SET FORTH. THE SUBDIVISION SHALL BE KNOWN AS BROOKLYN SUBDIVISION. ALL TAXES DUE AND PAYABLE AGAINST SAID PROPERTY HAVE BEEN PAID IN FULL. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1st DAY OF March, 2011.

[Signature]
CORY HEISLER
[Signature]
TRICIA HEISLER

STATE OF MISSOURI
COUNTY OF COLE
ON THIS 1st DAY OF March, 2011, BEFORE ME PERSONALLY DID APPEAR THE ABOVE SIGNED PROPERTY OWNERS, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 1st DAY OF March, 2011.

[Signature]
Cheryl Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-05-14

CHERYL DAVIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Callaway
My Commission Expires 10/5/2014
Commission # 1043886

THIS IS TO CERTIFY THAT AT THE REQUEST OF CORY HEISLER A SURVEY AND SUBDIVISION WAS CONDUCTED BY ME IN ACCORDANCE WITH THE STANDARDS FOR A SUBURBAN BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND SAID SURVEY IS REPRESENTED HEREON.



State of Missouri) Document No. 2011 02525
County of Cole)
Filed for record 22 day of March, 2011
at 2 o'clock and 31:02 minutes P.M.
recorded in Book 12, Page 707

Larry D. Feldman, Recorder
Deputy

[Signature]
KENNETH R. HACKMANN PLS 7796
H&H SURVEYS & CONSULTANTS
132 GREEN RIDGE TRAIL, LINN, MO 65051
PHONE: 573-897-0132

TITLE: BROOKLYN SUBDIVISION
OWNERS: CORY & TRICIA HEISLER

FILE NAME		
HEISLER.TRV		
SCALE	DATE	DRAWN BY
100 FT/In	2-13-2011	KRH
JOB	REVISION	SHEET
110101	1/1	1/1

COPY

This map drawn with TRAVERSE PC, Software

CCPW 30145